

**BOARD OF DIRECTORS MEETING
2500 LAKEVIEW ASSOCIATION
Chicago, Illinois**

**MINUTES
3/25/04**

Of a Board of Directors Meeting held on Thursday, March 25, 2004, at 7:00 p.m. in the Hospitality Room. Present were Board Members: Cheryl Tama Oblander, President; Gregory Angelopoulos, Secretary; Sanford Klein, Director; Randall Hall, Vice President; and Erik Gould, Director. Representing Management was Christopher J. Barich, CPM, Property Supervisor, and Eileen Tardy of Wolin-Levin, Inc. Building Manager.

CALL TO ORDER

There being a quorum of Board Members present, the meeting was called to order by Board President Cheryl Tama Oblander at 7:05 p.m.

Minutes

Upon a motion duly made by Cheryl Tama Oblander, seconded by Randal Hall and carried by unanimous vote, it was,

Resolved: To approve the minutes of the February 18, 2004 meeting as written.

Window Repairs

Upon a motion duly made by Cheryl Tama Oblander, seconded by Randal Hall, and carried by unanimous vote, it was,

Resolved: To approve the bid of CTL/Horvath/Burglund to perform investigatory testing and repairs to one unit pursuant to their bid dated March 4, 2004, at a cost not to exceed \$17,000, subject to clarification of point #9 regarding placing a person to observe in the units directly above and below the unit in which a water test is performed, and acceptance of the proposed work by the chosen unit; unit 1005 was chosen to be the test unit; if they are unwilling, CTL should pick another unit.

Open Forum/Owners Comments

Owners commented on exercise equipment, vent noise, lockers, self parking spaces, and use of the exercise room.

Upon a motion duly made by Cheryl Tama Oblander, seconded by Randal Hall, and carried by unanimous vote, it was,

Resolved: To accept the bid of Demco to install elbow flanges to four existing roof exhaust fan vent openings per their proposal at a cost not to exceed \$2,043.

Upon a motion duly made by Cheryl Tama Oblander, seconded by Greg Angelopoulos, and carried by a vote of 3 Yes (Ms. Oblander, Mr. Hall, Mr. Angelopoulos), 1 No (Mr. Klein), and 1 abstain (Mr. Gould), it was,

Resolved: That to accommodate three unit owners of 03 tier units (units 2603, 2703, and 3003) who Have had two lockers for a long period of time due to a misrepresentation when they purchased their unit that the 03 units were allowed 2 lockers, that 3 additional lockers be built per the proposal of Bernard Enterprises; because the building rules state only one locker may be claimed per unit, once the current resident/owner of the three units sells or rents out the unit, the three lockers must be returned to the Association for building use.

Discussion of the Self Parking waiting list was deferred to give the board time to review and discuss the situation at a later date.

Rules regarding the use of the Exercise Room by guests of residents will be discussed and clarified at the time the building rules are revised.

Financial Report

In the absence of Mr. Gatz, Treasurer, Mr. Barich, Property Supervisor, reported on the financial status of the Association noting that both income and expenses were close to budget. It is expected that outstanding contractor bills associated with the hallway/2nd floor project will be reflected in the financial statements shortly.

OLD BUSINESS

Hallway/Stairwell Door Knobs

Upon a motion made by Cheryl Tama Oblander, seconded by Randall Hall, and carried by unanimous vote, it was,

Resolved: To approve the purchase of 70 new door knobs, per the sample now installed on the 27th floor at a cost not to exceed \$4,200; the knob should be model LSDA #LSL110 passage in 10V finish with a UL rated LSL085 UL10B latch, an approved fire rated knob as furnished by Security Shop at a cost of \$56 each plus tax.

18th Floor Carpet

The board agreed that the carpet on the 18th floor was not in need of replacement or correction.

Exercise Room Waiver For Use

Cheryl Tama Oblander will follow up on a waiver for use of the exercise room with the association attorney.

Notary

The building manager has received all necessary paperwork to begin notary services for the Association; once the certification has been received and posted, owners will be notified that the service is available during regular business hours at no charge to residents.

Reserve Study

The Board will work on reviewing and revising the reserve study wish list so the Reserve Advisors can begin the process of updating the building Reserve Study which was approved at the last meeting.

Metal Maintenance

Upon a motion duly made by Cheryl Tama Oblander, seconded by Erik Gould, and carried by unanimous vote, it was,

Resolved: To accept the contract of Stuart Dean to refurbish the exterior east elevation aluminum window frames, vestibule lobby side aluminum window frames on north side, and the inside and outside of all three elevators at a cost not to exceed \$4,625.

NEW BUSINESS

Insurance

Upon a motion duly made by Greg Angelopoulos, seconded by Sanford Klein, and carried by unanimous vote, it was,

Resolved: To accept the proposal of CISA/Hanover to provide building insurance from April 1, 2004 through April 1, 2005, at a cost of \$51,035, pending clarification of "guaranteed replacement cost", investigating the need for additional fire legal liability insurance, and determining the rating status of Hannover.

Declaration Update

Management will procure a quote to update the Association Declaration and By-Laws.

Risk Management

The next agenda should include a segment on risk management

Lobby Return Air Motor

Upon a motion duly made by Greg Angelopoulos, seconded by Cheryl Tama Oblander, and carried by unanimous vote, it was,

Resolved: To accept the bid of Bogot to repair the lobby return air fan at a cost not to exceed \$1,500, unless Monroe Heating will replace the entire motor for \$2,000 or less.

Schirmer Invoice

The Schirmer bill of \$5,262.10 was approved for payment.

Teschner Invoice

The final bill of Teschner in the amount of \$6,965 was approved for payment.

Olsen Vranas Invoice

Upon a motion duly made by Cheryl Tama Oblander, seconded by Erik Gould, and carried by unanimous vote, it was,

Resolved To approve payment of the Olsen Vranas invoice of \$5,135.25.

Approval of Unit 1302 Lease

The lease of unit 1302 to JoAnna Weiss was approved.

Garage Contract

Management will seek bids from other parking companies in addition to Go Parking since the current contract expires in June. Management will also present a proposal to self-manage the garage.

Approval 1602 Proposed Renovation

The owner of 1602 was asked to present a license agreement before his proposal to place a HVAC system on the balcony is approved.

Exercise Equipment Training Session

Grizzley Peak will be asked if they can film the exercise training classes scheduled for April 3, 2004, so those residents who are unable to attend can watch the film. They will also be asked to provide written instructions for the equipment.

Dog Rule Violation Fine

A unit owner was duly notified of a hearing at which they were to appear to discuss a fine in regard to a third violation of the pet rules. The unit owner did not appear at the meeting and in accordance with the Illinois Condominium Law, a decision was made in their absence.

Upon a motion duly made by Cheryl Tama Oblander, seconded by Randal Hall, and carried by a vote of 4 Yes and 1 Abstain (Mr. Angelopoulos abstained) it was,

Resolved: To fine the unit \$250 for the third violation of the pet rules.

Next Meeting Date

The next meeting will be held on Wednesday, April 21, 2004.

Adjournment

There being no further business, the meeting was adjourned at the call of the Chair at 10:00 p.m. An Executive Session followed immediately.

(Approved GPA 4-1-04)